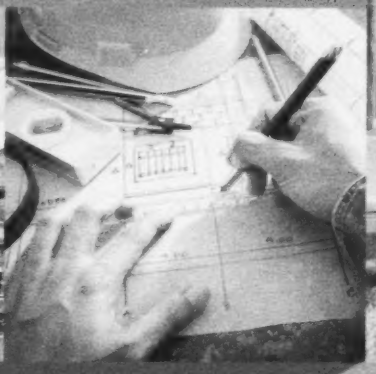
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
London CMA

Date Released: Third Quarter 2018



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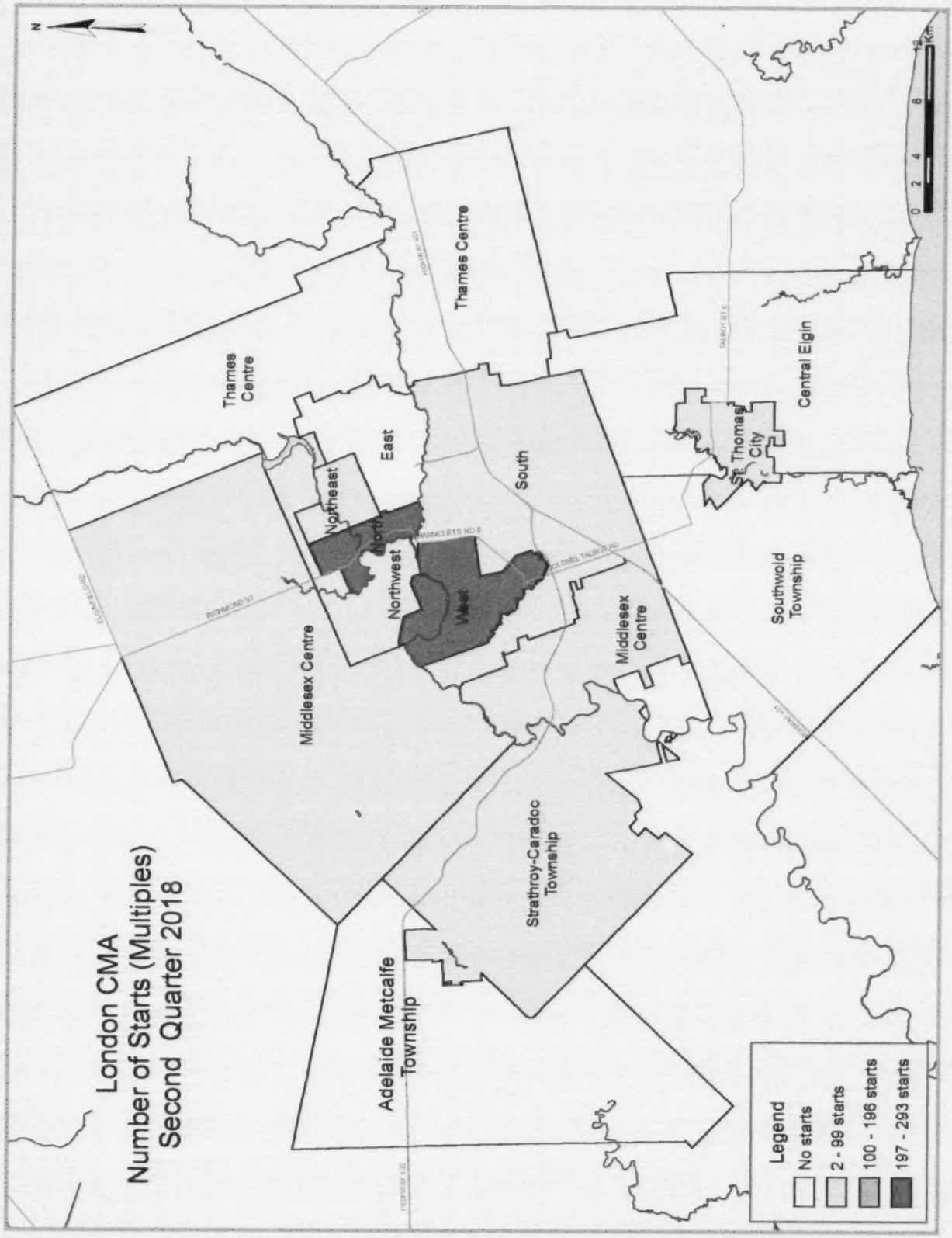
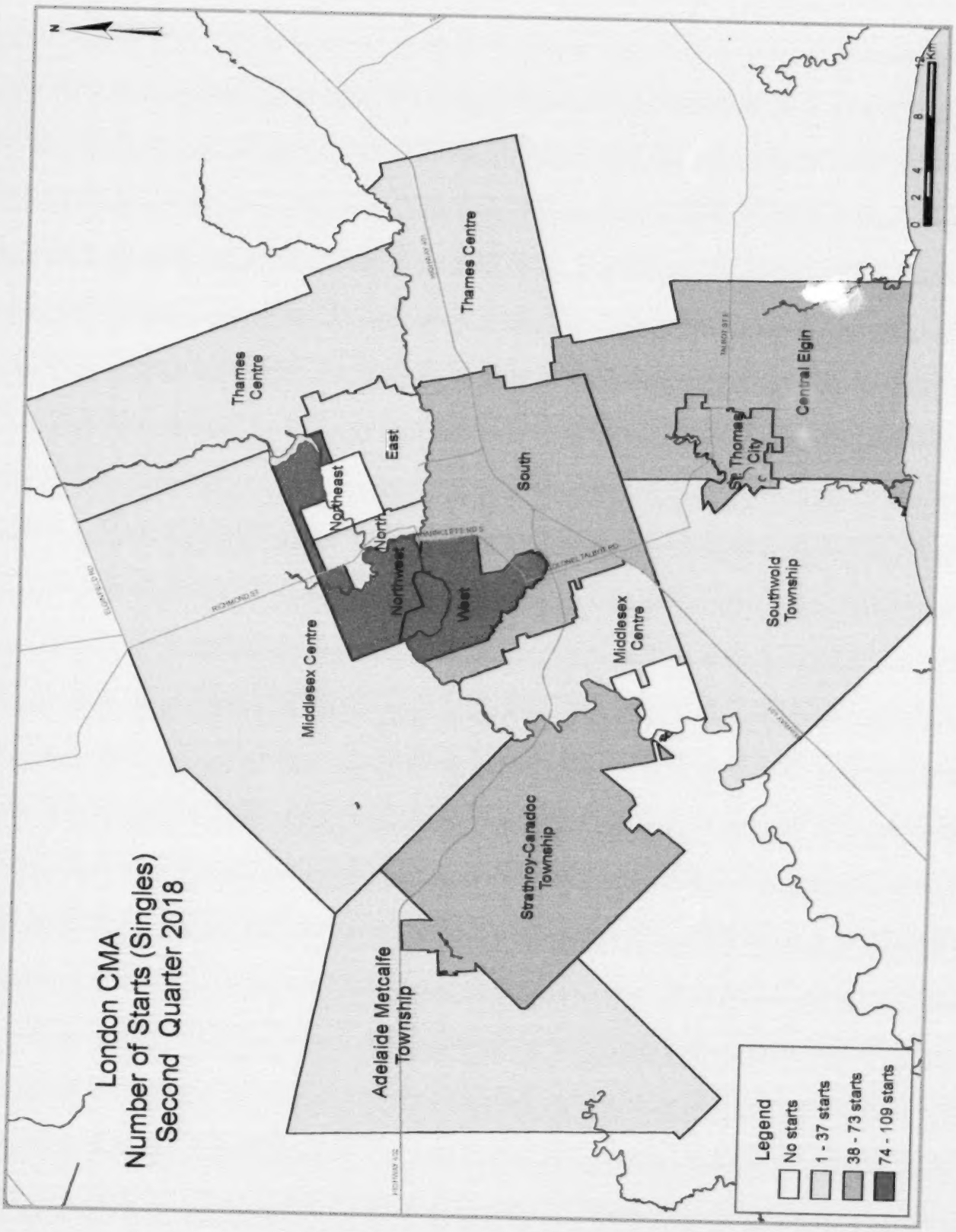
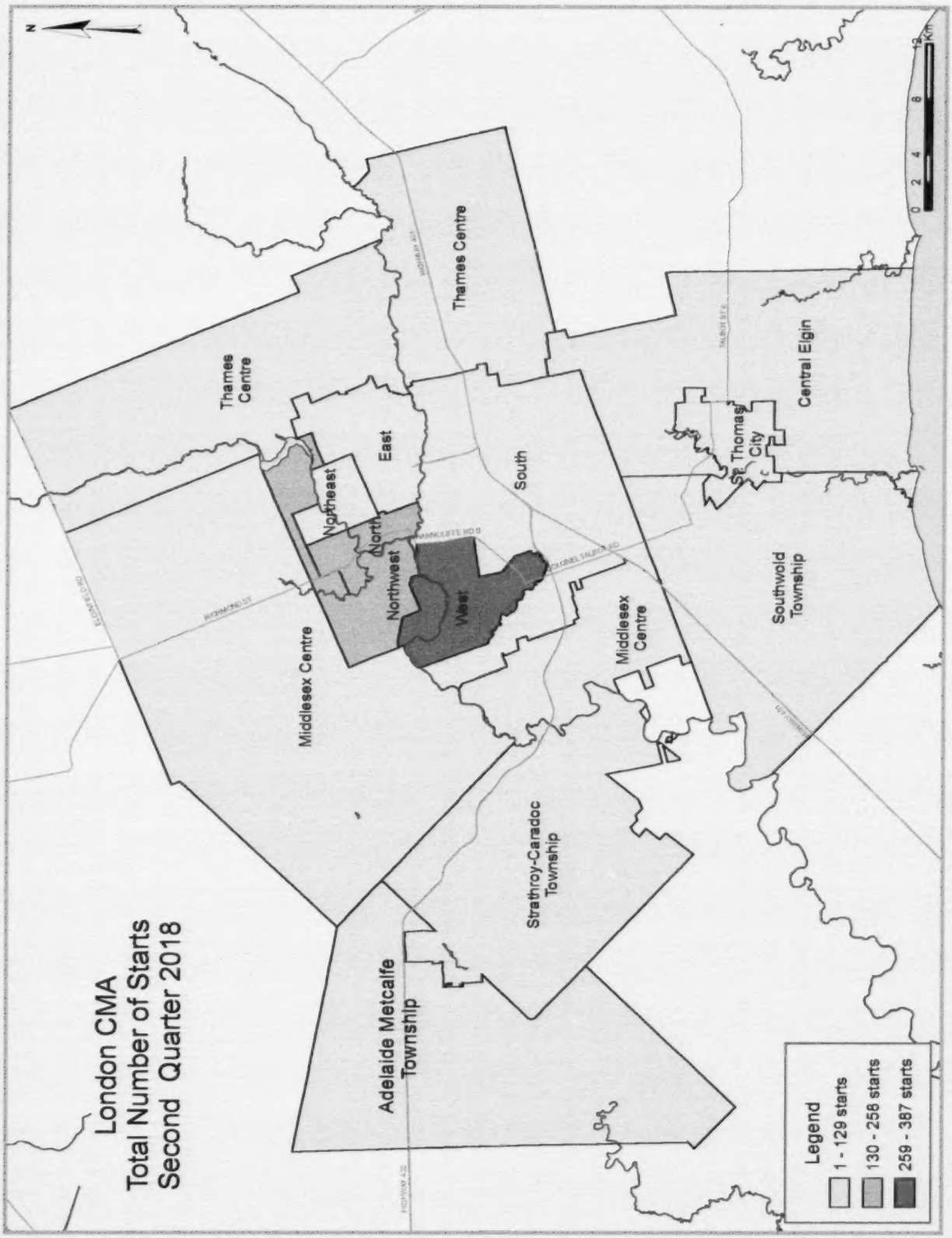
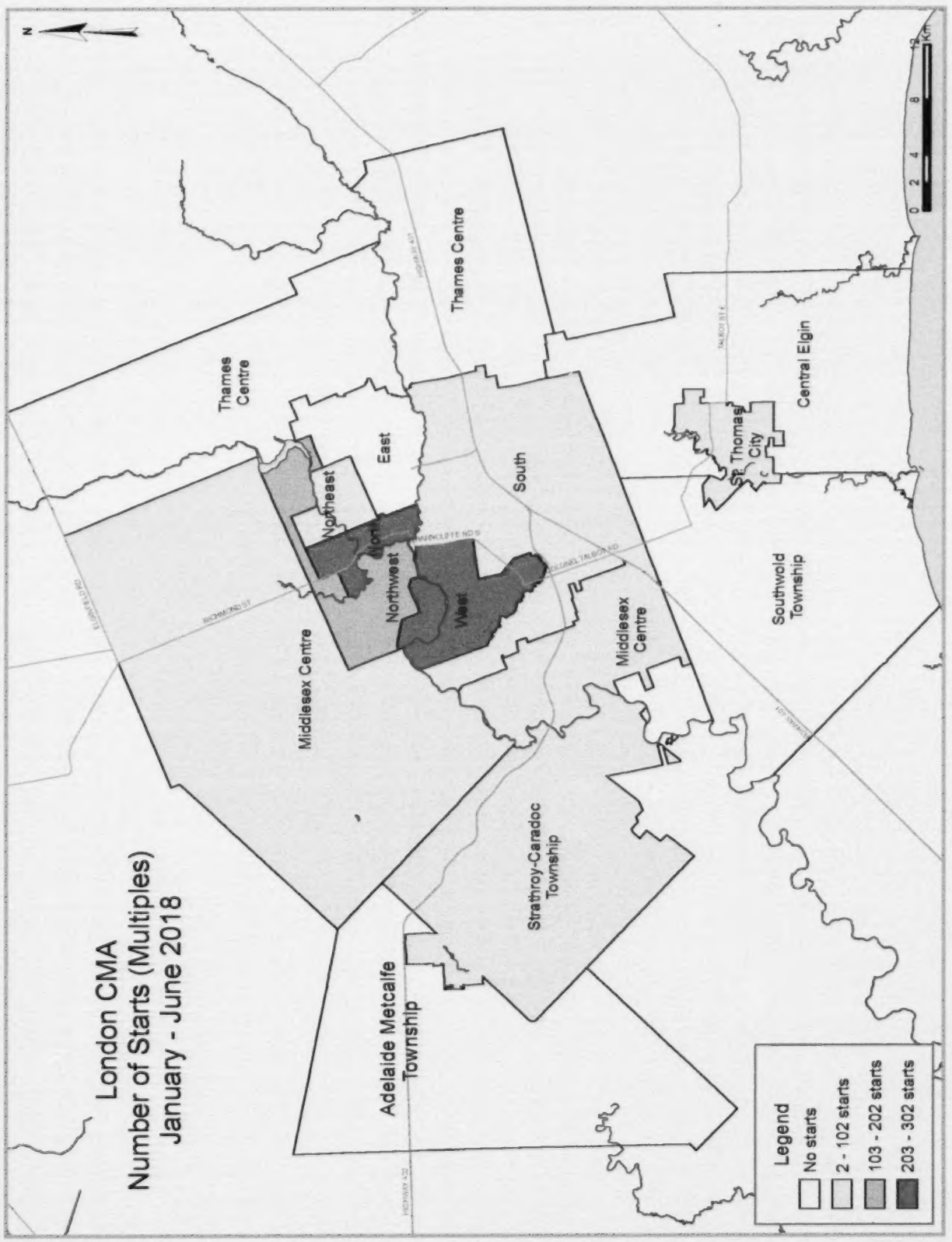
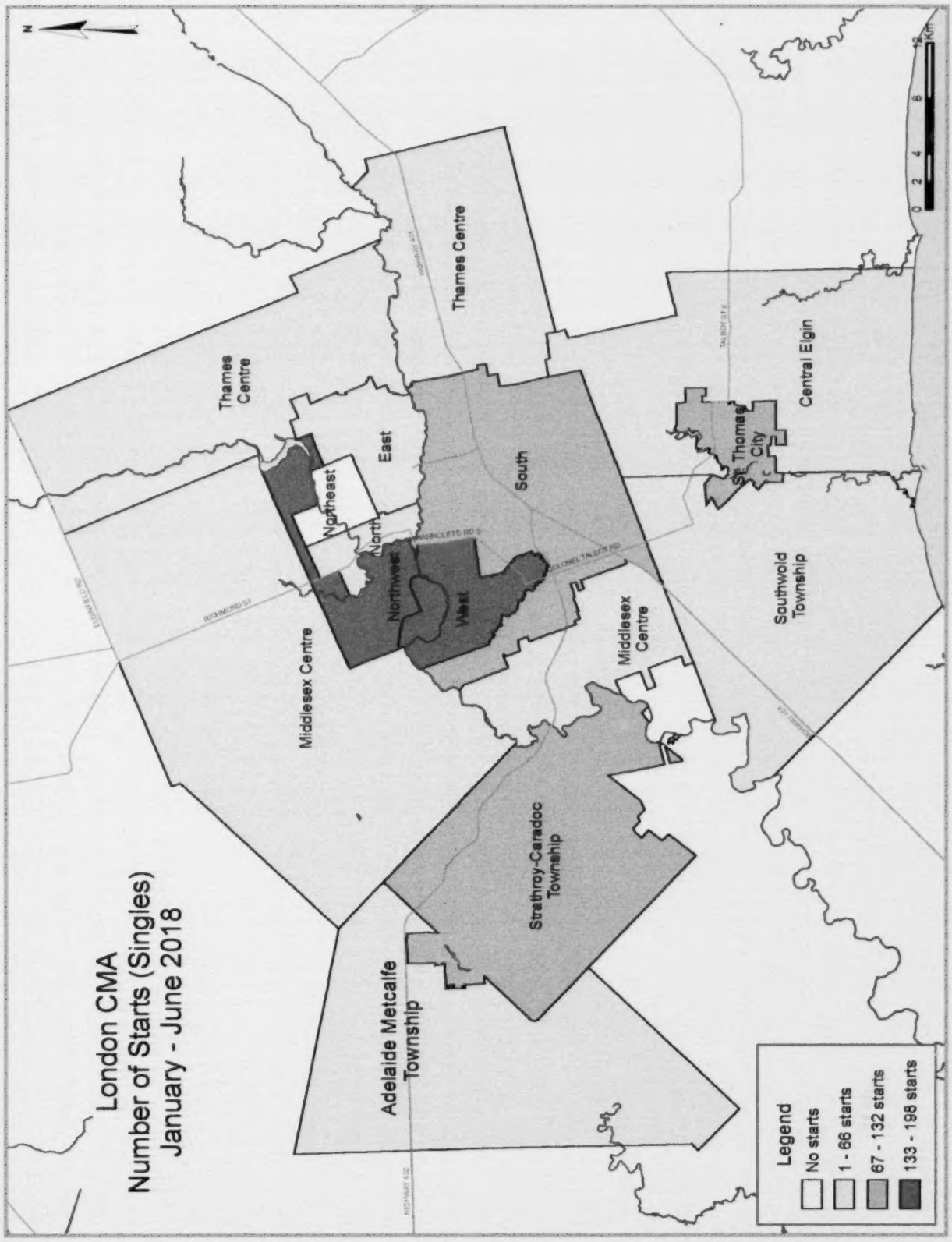
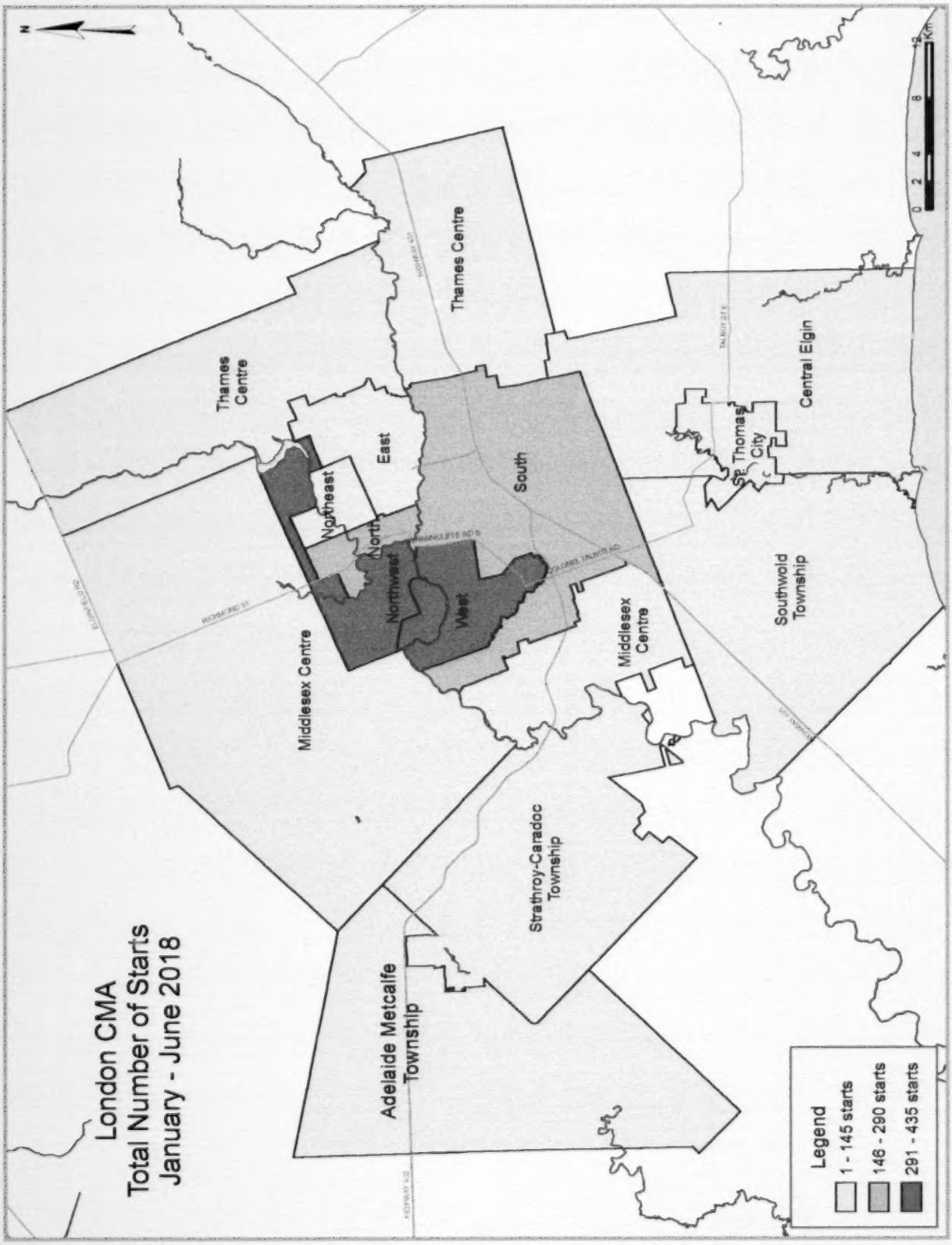

London CMA
Number of Starts (Multiples)
Second Quarter 2018
N
Thames Centre
Thames Centre
Central Elgin
St. Thomas City
East
South
Northeast
North
Northwest
West
Middlesex Centre
Middlesex Centre
Southwold Township
Strathroy-Caradoc Township
Adelaide Metcalfe Township
Legend
No starts
2 - 99 starts
100 - 196 starts
197 - 293 starts


London CMA
Number of Starts (Singles)
Second Quarter 2018
Legend
No starts
1 - 37 starts
38 - 73 starts
74 - 109 starts
Thames Centre
Thames Centre
Central Elgin
St. Thomas City
East
Northeast
North
Northwest
West
South
Middlesex Centre
Middlesex Centre
Southwold Township
Strathroy-Caradoc Township
Adelaide Metcalfe Township
N
0 2 4 8 12 Km


London CMA
Total Number of Starts
Second Quarter 2018
Thames Centre
Thames Centre
Central Elgin
St. Thomas City
East
Northeast
North
Northwest
West
South
Middlesex Centre
Middlesex Centre
Southwold Township
Strathroy-Caradoc Township
Adelaide Metcalfe Township
Legend
1 - 129 starts
130 - 258 starts
259 - 387 starts
N
0 2 4 8 Km


London CMA
Number of Starts (Multiples)
January - June 2018
N
0 2 4 8 12 Km
Thames Centre
Thames Centre
Central Elgin
St. Thomas City
East
South
Northeast
Northwest
West
Middlesex Centre
Middlesex Centre
Southwold Township
Strathroy-Caradoc Township
Adelaide Metcalfe Township
Legend
No starts
2 - 102 starts
103 - 202 starts
203 - 302 starts


London CMA
Number of Starts (Singles)
January - June 2018
Legend
No starts
1 - 66 starts
67 - 132 starts
133 - 198 starts
Thames Centre
Thames Centre
Central Elgin
St. Thomas
City
East
South
Northeast
North
Northwest
West
Middlesex Centre
Middlesex Centre
Southwold Township
Strathroy-Caradoc Township
Adelaide Metcalfe Township
N
0 2 4 8
Km


London CMA
Total Number of Starts
January - June 2018
Legend
1 - 145 starts
146 - 290 starts
291 - 435 starts
Thames Centre
Thames Centre
Central Elgin
St. Thomas City
East
South
Northeast
North
Northwest
West
Middlesex Centre
Middlesex Centre
Southwold Township
Strathroy-Caradoc Township
Adelaide Metcalfe Township
N
0 2 4 8 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2018								
London CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Apr. 2018	May 2018	Jun. 2018	Apr. 2018	May 2018	Jun. 2018
Single-Detached	1,425	1,840	1,921	1,526	1,033	1,872	1,814	1,635
Multiples	1,691	2,127	2,556	516	5,760	1,588	718	1,574
Total	3,116	3,967	4,477	2,042	6,793	3,460	2,532	3,209
	Quarterly SAAR		Actual			YTD		
	2018 Q1	2018 Q2	2017 Q2	2018 Q2	% change	2017 Q2	2018 Q2	% change
Single-Detached	1,745	1,438	505	426	-15.6%	800	718	-10.3%
Multiples	204	2,944	469	736	56.9%	1,148	787	-31.4%
Total	1,949	4,382	974	1,162	19.3%	1,948	1,505	-22.7%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of London CMA
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2018	421	14	5	5	160	216	0	341	1,162
Q2 2017	490	4	4	14	220	213	7	22	974
% Change	-14.1	**	25.0	-64.3	-27.3	1.4	-100.0	**	19.3
Year-to-date 2018	708	20	5	10	201	220	0	341	1,505
Year-to-date 2017	778	12	15	21	365	213	20	524	1,948
% Change	-9.0	66.7	-66.7	-52.4	-44.9	3.3	-100.0	-34.9	-22.7
UNDER CONSTRUCTION									
Q2 2018	908	22	48	19	554	1,139	39	1,053	3,782
Q2 2017	788	10	14	26	496	618	68	1,094	3,114
% Change	15.2	120.0	**	-26.9	11.7	84.3	-42.6	-3.7	21.5
COMPLETIONS									
Q2 2018	387	6	12	7	82	0	34	449	977
Q2 2017	289	10	11	5	50	31	10	403	809
% Change	33.9	-40.0	9.1	40.0	64.0	-100.0	**	11.4	20.8
Year-to-date 2018	687	10	24	24	163	4	48	669	1,629
Year-to-date 2017	524	20	26	9	78	31	46	403	1,137
% Change	31.1	-50.0	-7.7	166.7	109.0	-87.1	4.3	66.0	43.3
COMPLETED & NOT ABSORBED									
Q2 2018	246	7	10	8	81	0	n/a	n/a	352
Q2 2017	172	6	26	4	77	68	n/a	n/a	353
% Change	43.0	16.7	-61.5	100.0	5.2	-100.0	n/a	n/a	-0.3
ABSORBED									
Q2 2018	351	4	8	7	55	4	n/a	n/a	429
Q2 2017	281	13	8	5	52	9	n/a	n/a	368
% Change	24.9	-69.2	0.0	40.0	5.8	-55.6	n/a	n/a	16.6
Year-to-date 2018	657	6	30	24	135	14	n/a	n/a	866
Year-to-date 2017	549	15	23	13	96	13	n/a	n/a	709
% Change	19.7	-60.0	30.4	84.6	40.6	7.7	n/a	n/a	22.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Second Quarter 2018									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
London City									
Q2 2018	247	0	5	2	157	216	0	321	948
Q2 2017	312	0	0	0	220	213	1	20	766
St. Thomas City									
Q2 2018	47	12	0	0	0	0	0	20	79
Q2 2017	36	0	4	0	0	0	0	2	42
Central Elgin									
Q2 2018	39	0	0	0	0	0	0	0	39
Q2 2017	22	0	0	5	0	0	0	0	27
Middlesex Centre									
Q2 2018	23	0	0	2	3	0	0	0	28
Q2 2017	27	0	0	2	0	0	0	0	29
Southwold TP									
Q2 2018	8	0	0	0	0	0	0	0	8
Q2 2017	13	0	0	0	0	0	0	0	13
Strathroy-Caradoc TP									
Q2 2018	40	2	0	0	0	0	0	0	42
Q2 2017	69	0	0	0	0	0	6	0	75
Thames Centre									
Q2 2018	16	0	0	1	0	0	0	0	17
Q2 2017	11	4	0	7	0	0	0	0	22
Adelaide-Metcalfe TP									
Q2 2018	1	0	0	0	0	0	0	0	1
Q2 2017	0	0	0	0	0	0	0	0	0
London CMA									
Q2 2018	421	14	5	5	160	216	0	341	1,162
Q2 2017	490	4	4	14	220	213	7	22	974

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
London City									
Q2 2018	598	0	44	4	551	1,139	24	957	3,317
Q2 2017	554	0	10	5	496	582	49	1,057	2,753
St. Thomas City									
Q2 2018	64	18	4	0	0	0	4	44	134
Q2 2017	50	6	4	0	0	36	0	6	102
Central Elgin									
Q2 2018	63	0	0	4	0	0	0	0	67
Q2 2017	33	0	0	6	0	0	0	0	39
Middlesex Centre									
Q2 2018	63	0	0	6	3	0	0	0	72
Q2 2017	42	0	0	7	0	0	0	0	49
Southwold TP									
Q2 2018	15	0	0	0	0	0	0	0	15
Q2 2017	12	0	0	0	0	0	0	0	12
Strathroy-Caradoc TP									
Q2 2018	74	4	0	0	0	0	11	52	141
Q2 2017	81	0	0	0	0	0	19	31	131
Thames Centre									
Q2 2018	27	0	0	5	0	0	0	0	32
Q2 2017	15	4	0	8	0	0	0	0	27
Adelaide-Metcalfe TP									
Q2 2018	4	0	0	0	0	0	0	0	4
Q2 2017	1	0	0	0	0	0	0	0	1
London CMA									
Q2 2018	908	22	48	19	554	1,139	39	1,053	3,782
Q2 2017	788	10	14	26	496	618	68	1,094	3,114

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
London City									
Q2 2018	219	0	8	1	82	0	30	380	720
Q2 2017	181	0	5	0	47	31	0	370	634
St. Thomas City									
Q2 2018	51	4	4	0	0	0	2	38	99
Q2 2017	28	6	6	0	0	0	10	2	52
Central Elgin									
Q2 2018	23	0	0	0	0	0	0	0	23
Q2 2017	22	0	0	2	0	0	0	0	24
Middlesex Centre									
Q2 2018	20	0	0	5	0	0	0	0	25
Q2 2017	14	0	0	2	3	0	0	0	19
Southwold TP									
Q2 2018	8	0	0	0	0	0	0	0	8
Q2 2017	4	0	0	0	0	0	0	0	4
Strathroy-Caradoc TP									
Q2 2018	43	0	0	0	0	0	2	31	76
Q2 2017	31	0	0	0	0	0	0	31	62
Thames Centre									
Q2 2018	22	2	0	1	0	0	0	0	25
Q2 2017	9	4	0	1	0	0	0	0	14
Adelaide-Metcalfe TP									
Q2 2018	1	0	0	0	0	0	0	0	1
Q2 2017	0	0	0	0	0	0	0	0	0
London CMA									
Q2 2018	387	6	12	7	82	0	34	449	977
Q2 2017	289	10	11	5	50	31	10	403	809

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
London City									
Q2 2018	181	1	8	2	81	0	n/a	n/a	273
Q2 2017	124	1	22	3	76	68	n/a	n/a	294
St. Thomas City									
Q2 2018	22	6	2	0	0	0	n/a	n/a	30
Q2 2017	8	5	4	0	0	0	n/a	n/a	17
Central Elgin									
Q2 2018	16	0	0	1	0	0	n/a	n/a	17
Q2 2017	17	0	0	1	0	0	n/a	n/a	18
Middlesex Centre									
Q2 2018	10	0	0	3	0	0	n/a	n/a	13
Q2 2017	4	0	0	0	1	0	n/a	n/a	5
Southwold TP									
Q2 2018	1	0	0	0	0	0	n/a	n/a	1
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Strathroy-Caradoc TP									
Q2 2018	10	0	0	0	0	0	n/a	n/a	10
Q2 2017	13	0	0	0	0	0	n/a	n/a	13
Thames Centre									
Q2 2018	6	0	0	2	0	0	n/a	n/a	8
Q2 2017	6	0	0	0	0	0	n/a	n/a	6
Adelaide-Metcalfe TP									
Q2 2018	0	0	0	0	0	0	n/a	n/a	0
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
London CMA									
Q2 2018	246	7	10	8	81	0	n/a	n/a	352
Q2 2017	172	6	26	4	77	68	n/a	n/a	353

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
London City									
Q2 2018	186	0	5	2	55	0	n/a	n/a	248
Q2 2017	179	0	1	1	50	9	n/a	n/a	240
St. Thomas City									
Q2 2018	48	0	3	0	0	4	n/a	n/a	55
Q2 2017	28	9	7	0	0	0	n/a	n/a	44
Central Elgin									
Q2 2018	24	0	0	1	0	0	n/a	n/a	25
Q2 2017	20	0	0	1	0	0	n/a	n/a	21
Middlesex Centre									
Q2 2018	16	0	0	3	0	0	n/a	n/a	19
Q2 2017	14	0	0	2	2	0	n/a	n/a	18
Southwold TP									
Q2 2018	8	0	0	0	0	0	n/a	n/a	8
Q2 2017	4	0	0	0	0	0	n/a	n/a	4
Strathroy-Caradoc TP									
Q2 2018	47	0	0	0	0	0	n/a	n/a	47
Q2 2017	27	0	0	0	0	0	n/a	n/a	27
Thames Centre									
Q2 2018	21	4	0	1	0	0	n/a	n/a	26
Q2 2017	9	4	0	1	0	0	n/a	n/a	14
Adelaide-Metcalfe TP									
Q2 2018	1	0	0	0	0	0	n/a	n/a	1
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
London CMA									
Q2 2018	351	4	8	7	55	4	n/a	n/a	429
Q2 2017	281	13	8	5	52	9	n/a	n/a	368

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of London CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	1,790	24	93	49	604	554	65	788	3,967
% Change	27.6	-40.0	45.3	133.3	127.1	27.4	-21.7	-1.0	27.3
2016	1,403	40	64	21	266	435	83	796	3,116
% Change	38.2	90.5	-26.4	-32.3	3.9	108.1	-16.2	106.2	48.1
2015	1,015	21	87	31	256	209	99	386	2,104
% Change	-0.9	-4.5	**	-65.9	-14.4	-19.3	62.3	80.4	6.1
2014	1,024	22	13	91	299	259	61	214	1,983
% Change	-4.1	0.0	-38.1	7.1	14.6	-24.9	n/a	-40.7	-8.3
2013	1,068	22	21	85	261	345	0	361	2,163
% Change	-4.8	-42.1	61.5	-22.7	85.1	-23.7	-100.0	7.1	-3.4
2012	1,122	38	13	110	141	452	27	337	2,240
% Change	3.6	**	-45.8	18.3	12.8	62.0	-3.6	**	28.1
2011	1,083	12	24	93	125	279	28	104	1,748
% Change	-18.9	-40.0	**	-26.2	-19.4	**	**	-74.3	-15.9
2010	1,335	20	3	126	155	28	7	405	2,079
% Change	40.5	100.0	-70.0	22.3	9.9	-84.6	-69.6	-45.9	-4.1
2009	950	10	10	103	141	182	23	749	2,168
% Change	-23.4	-58.3	11.1	-12.7	-16.1	**	-42.5	-0.1	-9.1
2008	1,241	24	9	118	168	35	40	750	2,385

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
London City	249	313	0	0	162	220	537	233	948	766	23.8
St. Thomas City	47	36	12	0	0	4	20	2	79	42	88.1
Central Elgin	39	27	0	0	0	0	0	0	39	27	44.4
Middlesex Centre	25	29	0	0	3	0	0	0	28	29	-3.4
Southwold TP	8	13	0	0	0	0	0	0	8	13	-38.5
Strathroy-Caradoc TP	40	69	2	0	0	6	0	0	42	75	-44.0
Thames Centre	17	18	0	4	0	0	0	0	17	22	-22.7
Adelaide-Metcalfe TP	1	0	0	0	0	0	0	0	1	0	n/a
London CMA	426	505	14	4	165	230	557	235	1,162	974	19.3

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
London City	410	517	2	0	201	389	537	700	1150	1606	-28.4
St. Thomas City	85	65	18	8	0	4	24	6	127	83	53.0
Central Elgin	54	40	0	0	0	0	0	0	54	40	35.0
Middlesex Centre	42	45	0	0	3	0	0	0	45	45	0.0
Southwold TP	16	13	0	0	0	0	0	0	16	13	23.1
Strathroy-Caradoc TP	76	92	2	0	0	6	0	31	78	129	-39.5
Thames Centre	34	28	0	4	0	0	0	0	34	32	6.3
Adelaide-Metcalfe TP	1	0	0	0	0	0	0	0	1	0	n/a
London CMA	718	800	22	12	204	399	561	737	1,505	1,948	-22.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
London City	162	220	0	0	216	213	321	20
St. Thomas City	0	4	0	0	0	0	20	2
Central Elgin	0	0	0	0	0	0	0	0
Middlesex Centre	3	0	0	0	0	0	0	0
Southwold TP	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP	0	0	0	6	0	0	0	0
Thames Centre	0	0	0	0	0	0	0	0
Adelaide-Metcalfe TP	0	0	0	0	0	0	0	0
London CMA	165	224	0	6	216	213	341	22

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
London City	201	376	0	13	216	213	321	487
St. Thomas City	0	4	0	0	4	0	20	6
Central Elgin	0	0	0	0	0	0	0	0
Middlesex Centre	3	0	0	0	0	0	0	0
Southwold TP	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP	0	0	0	6	0	0	0	31
Thames Centre	0	0	0	0	0	0	0	0
Adelaide-Metcalfe TP	0	0	0	0	0	0	0	0
London CMA	204	380	0	19	220	213	341	524

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
London City	252	312	375	433	321	21	948	766
St. Thomas City	59	40	0	0	20	2	79	42
Central Elgin	39	22	0	5	0	0	39	27
Middlesex Centre	23	27	5	2	0	0	28	29
Southwold TP	8	13	0	0	0	0	8	13
Strathroy-Caradoc TP	42	69	0	0	0	6	42	75
Thames Centre	16	15	1	7	0	0	17	22
Adelaide-Metcalfe TP	1	0	0	0	0	0	1	0
London CMA	440	498	381	447	341	29	1,162	974

Table 2.5: Starts by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
London City	413	526	416	579	321	501	1,150	1,606
St. Thomas City	103	77	4	0	20	6	127	83
Central Elgin	54	34	0	6	0	0	54	40
Middlesex Centre	40	40	5	5	0	0	45	45
Southwold TP	16	13	0	0	0	0	16	13
Strathroy-Caradoc TP	78	92	0	0	0	37	78	129
Thames Centre	28	23	6	9	0	0	34	32
Adelaide-Metcalfe TP	1	0	0	0	0	0	1	0
London CMA	733	805	431	599	341	544	1,505	1,948

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
London City	220	181	0	0	120	52	380	401	720	634	13.6
St. Thomas City	51	28	6	6	4	14	38	4	99	52	90.4
Central Elgin	23	24	0	0	0	0	0	0	23	24	-4.2
Middlesex Centre	25	16	0	0	0	3	0	0	25	19	31.6
Southwold TP	8	4	0	0	0	0	0	0	8	4	100.0
Strathroy-Caradoc TP	45	31	0	0	0	0	31	31	76	62	22.6
Thames Centre	23	10	2	4	0	0	0	0	25	14	78.6
Adelaide-Metcalfe TP	1	0	0	0	0	0	0	0	1	0	n/a
London CMA	396	294	8	10	124	69	449	436	977	809	20.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
London City	381	326	0	0	201	95	600	401	1182	822	43.8
St. Thomas City	90	44	8	14	16	14	42	4	156	76	105.3
Central Elgin	45	47	0	0	0	0	0	0	45	47	-4.3
Middlesex Centre	56	30	0	0	0	3	0	0	56	33	69.7
Southwold TP	18	7	0	0	0	0	0	0	18	7	157.1
Strathroy-Caradoc TP	75	57	0	4	13	32	31	31	119	124	-4.0
Thames Centre	47	22	4	6	0	0	0	0	51	28	82.1
Adelaide-Metcalfe TP	2	0	0	0	0	0	0	0	2	0	n/a
London CMA	714	533	12	24	230	144	673	436	1,629	1,137	43.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
London City	90	52	30	0	0	31	380	370
St. Thomas City	4	4	0	10	0	2	38	2
Central Elgin	0	0	0	0	0	0	0	0
Middlesex Centre	0	3	0	0	0	0	0	0
Southwold TP	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP	0	0	0	0	0	0	31	31
Thames Centre	0	0	0	0	0	0	0	0
Adelaide-Metcalfe TP	0	0	0	0	0	0	0	0
London CMA	94	59	30	10	0	33	449	403

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
London City	171	95	30	0	0	31	600	370
St. Thomas City	16	4	0	10	4	2	38	2
Central Elgin	0	0	0	0	0	0	0	0
Middlesex Centre	0	3	0	0	0	0	0	0
Southwold TP	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP	0	0	13	32	0	0	31	31
Thames Centre	0	0	0	0	0	0	0	0
Adelaide-Metcalfe TP	0	0	0	0	0	0	0	0
London CMA	187	102	43	42	4	33	669	403

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
London City	227	186	83	78	410	370	720	634
St. Thomas City	59	40	0	0	40	12	99	52
Central Elgin	23	22	0	2	0	0	23	24
Middlesex Centre	20	14	5	5	0	0	25	19
Southwold TP	8	4	0	0	0	0	8	4
Strathroy-Caradoc TP	43	31	0	0	33	31	76	62
Thames Centre	24	13	1	1	0	0	25	14
Adelaide-Metcalfe TP	1	0	0	0	0	0	1	0
London CMA	405	310	89	86	483	413	977	809

Table 3.5: Completions by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
London City	384	345	167	107	631	370	1,182	822
St. Thomas City	112	64	4	0	40	12	156	76
Central Elgin	45	43	0	4	0	0	45	47
Middlesex Centre	45	27	11	6	0	0	56	33
Southwold TP	18	7	0	0	0	0	18	7
Strathroy-Caradoc TP	73	57	0	0	46	67	119	124
Thames Centre	42	27	9	1	0	0	51	28
Adelaide-Metcalfe TP	2	0	0	0	0	0	2	0
London CMA	721	570	191	118	717	449	1,629	1,137

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
London City													
Q2 2018	0	0.0	2	1.1	4	2.2	39	21.5	136	75.1	181	590,000	638,986
Q2 2017	1	0.6	22	12.5	17	9.7	65	36.9	71	40.3	176	460,000	509,894
Year-to-date 2018	0	0.0	12	3.4	10	2.8	110	31.3	219	62.4	351	550,000	582,392
Year-to-date 2017	2	0.6	53	15.4	36	10.4	118	34.2	136	39.4	345	465,000	503,523
St. Thomas City													
Q2 2018	0	0.0	2	4.3	2	4.3	27	57.4	16	34.0	47	490,000	473,660
Q2 2017	19	67.9	7	25.0	1	3.6	1	3.6	0	0.0	28	285,000	279,795
Year-to-date 2018	2	2.3	4	4.7	6	7.0	37	43.0	37	43.0	86	495,000	475,035
Year-to-date 2017	30	65.2	14	30.4	1	2.2	1	2.2	0	0.0	46	290,000	283,451
Central Elgin													
Q2 2018	4	16.0	3	12.0	4	16.0	9	36.0	5	20.0	25	-	402,416
Q2 2017	5	23.8	6	28.6	6	28.6	2	9.5	2	9.5	21	-	355,486
Year-to-date 2018	7	16.3	5	11.6	7	16.3	18	41.9	6	14.0	43	-	394,966
Year-to-date 2017	8	20.5	14	35.9	10	25.6	4	10.3	3	7.7	39	-	355,721
Middlesex Centre													
Q2 2018	0	0.0	0	0.0	0	0.0	7	41.2	10	58.8	17	-	550,023
Q2 2017	0	0.0	0	0.0	4	28.6	6	42.9	4	28.6	14	-	462,213
Year-to-date 2018	0	0.0	0	0.0	1	2.4	18	42.9	23	54.8	42	545,000	532,579
Year-to-date 2017	2	6.5	3	9.7	6	19.4	15	48.4	5	16.1	31	-	422,945
Southwold TP													
Q2 2018	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	-	-
Q2 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2018	0	0.0	0	0.0	3	20.0	2	13.3	10	66.7	15	-	482,000
Year-to-date 2017	0	0.0	1	16.7	0	0.0	1	16.7	4	66.7	6	-	-
Strathroy-Caradoc TP													
Q2 2018	1	2.4	3	7.3	11	26.8	18	43.9	8	19.5	41	415,000	433,667
Q2 2017	7	26.9	1	3.8	4	15.4	14	53.8	0	0.0	26	-	370,005
Year-to-date 2018	2	3.1	4	6.3	19	29.7	26	40.6	13	20.3	64	415,000	440,644
Year-to-date 2017	13	28.3	2	4.3	9	19.6	22	47.8	0	0.0	46	335,000	356,306
Thames Centre													
Q2 2018	0	0.0	0	0.0	0	0.0	10	52.6	9	47.4	19	515,000	508,256
Q2 2017	0	0.0	5	50.0	3	30.0	2	20.0	0	0.0	10	-	383,920
Year-to-date 2018	1	2.3	3	7.0	5	11.6	19	44.2	15	34.9	43	442,500	460,609
Year-to-date 2017	0	0.0	9	34.6	7	26.9	7	26.9	3	11.5	26	-	410,233
Adelaide-Metcalfe TP													
Q2 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
London CMA													
Q2 2018	5	1.5	10	3.0	21	6.2	111	32.9	190	56.4	337	525,000	560,501
Q2 2017	32	11.5	41	14.7	35	12.6	90	32.4	80	28.8	278	425,000	455,415
Year-to-date 2018	12	1.9	28	4.3	51	7.9	230	35.7	323	50.2	644	500,000	529,153
Year-to-date 2017	55	10.2	96	17.8	69	12.8	168	31.2	151	28.0	539	425,000	453,119

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2018						
Submarket	Q2 2018	Q2 2017	% Change	YTD 2018	YTD 2017	% Change
London City	638,986	509,894	25.3	582,392	503,523	15.7
St. Thomas City	473,660	279,795	69.3	475,035	283,451	67.6
Central Elgin	402,416	355,486	13.2	394,966	355,721	11.0
Middlesex Centre	550,023	462,213	19.0	532,579	422,945	25.9
Southwold TP	-	-	n/a	482,000	-	n/a
Strathroy-Caradoc TP	433,667	370,005	17.2	440,644	356,306	23.7
Thames Centre	508,256	383,920	32.4	460,609	410,233	12.3
Adelaide-Metcalfe TP	-	-	n/a	-	-	n/a
London CMA	560,501	455,415	23.1	529,153	453,119	16.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for London

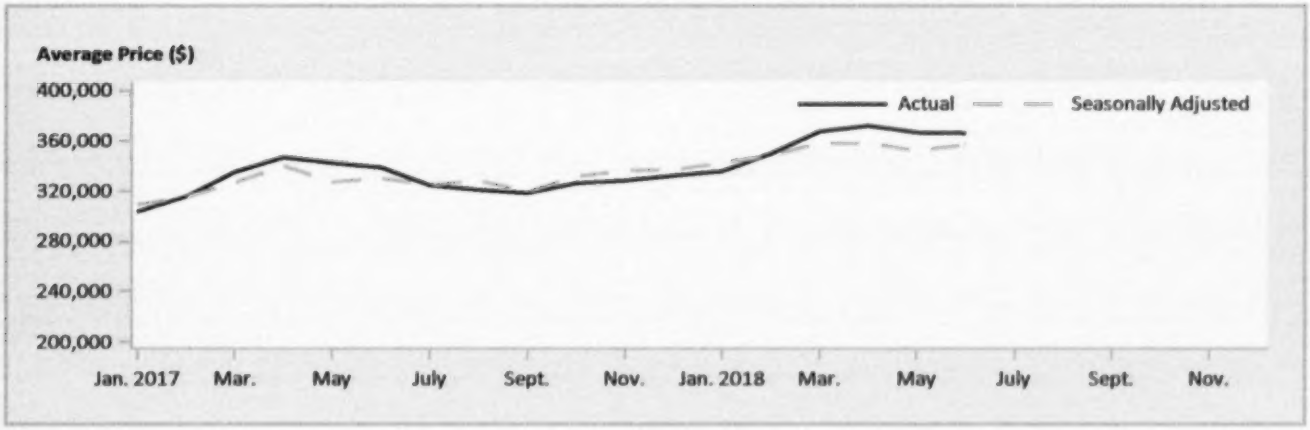


Figure 5.2: MLS® Residential Sales for London

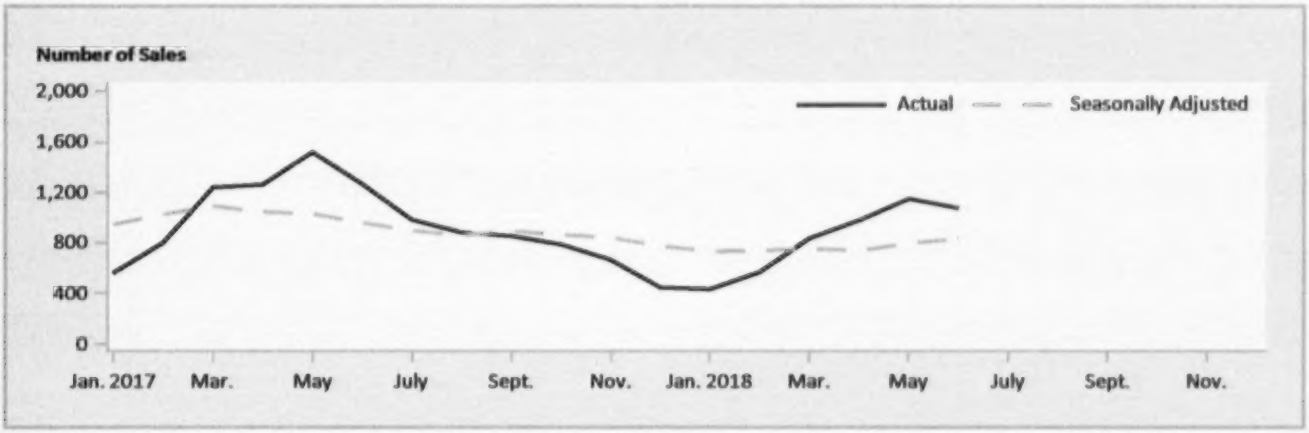
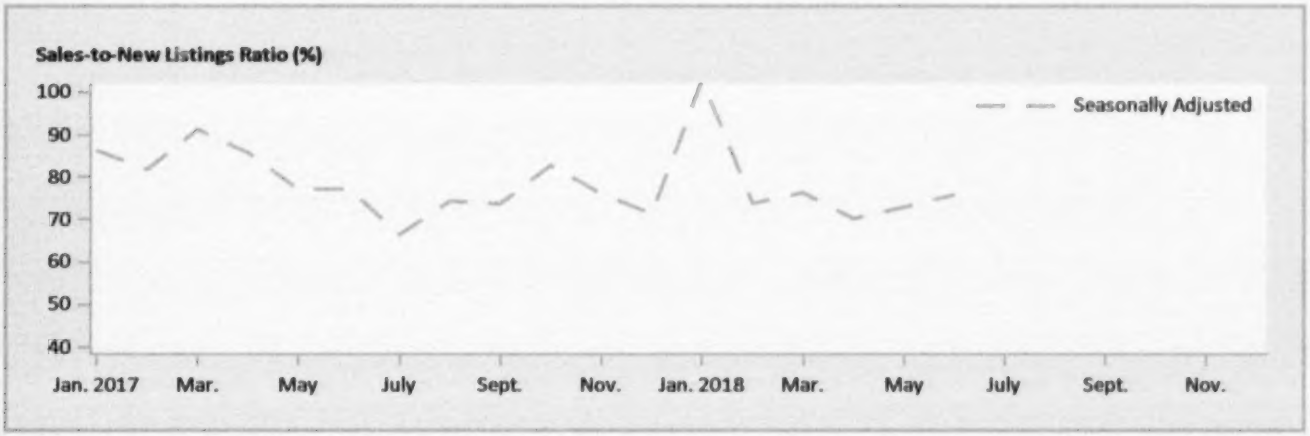


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for London



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Source: CREA / Haver Analytics

Table 6: Economic Indicators Second Quarter 2018										
		Interest Rates			NHPI, Total, London CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	London Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.9	130.8	241.5	6.9	60.5	869
	February	561	3.14	4.64	101.0	131.2	245.0	6.2	60.9	851
	March	561	3.14	4.64	101.2	131.4	249.5	6.0	61.8	860
	April	561	3.14	4.64	103.2	132.0	251.1	5.7	62.0	860
	May	561	3.14	4.64	104.7	131.9	250.7	6.1	62.1	880
	June	561	3.14	4.64	104.6	132.1	248.8	5.9	61.4	880
	July	573	3.14	4.84	105.5	131.9	247.4	5.6	60.8	878
	August	573	3.14	4.84	106.6	131.8	243.2	5.4	59.5	877
	September	575	3.09	4.89	106.8	132.3	241.5	5.4	59.0	871
	October	581	3.24	4.99	106.8	132.3	240.7	6.1	59.2	865
	November	581	3.24	4.99	107.2	132.7	244.0	6.1	59.9	867
	December	581	3.24	4.99	107.3	132.0	244.4	6.2	60.0	873
2018	January	590	3.34	5.14	107.8	133.2	244.3	6.5	60.1	886
	February	590	3.34	5.14	108.2	134.0	246.2	6.7	60.6	897
	March	590	3.34	5.14	109.0	134.6	248.3	6.3	60.8	905
	April	590	3.34	5.14	109.2	134.8	252.1	5.7	61.2	911
	May	601	3.49	5.34	109.5	134.9	253.5	5.3	61.2	908
	June	601	3.49	5.34		135.3	254.7	5.5	61.5	913
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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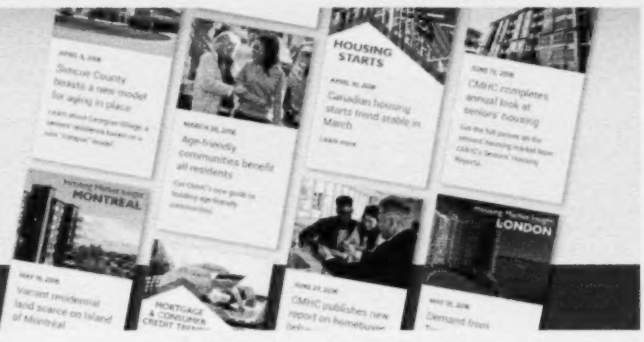

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